4944
320158-6

BOOK 7588 PAGE 74

Box 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF June 19 88

Notary Public

MY COMMISSION EXPIRES: 7/1/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Yunker	Fidelity Federal Savings & Loan	26-7-174
(NAME)	(NAME)	
132 Buckingham Court	401 Union Street	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, Tennessee 370	Nashville, Tennessee 37219	
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Phillips Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas C. Yunker and wife, Kimberly L. Yunker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 25 of Windsor Green, Phase II, Section II, as of record in Plat Book 6900, page 549, Register's Office for said County.

Said Lot No. 25 fronts a total of 78.84 feet on the northwest margin of Buckingham Court and runs back 109 feet on the southwest line and 95.59 feet on the northeast line to a line in the rear measuring a total of 69.88 feet thereon.

Being the same property conveyed to Randall Phillips Builders, Inc. by deed from F. Clay Bailey, Jr., Trustee as of record in Book 6100, page 617, corrected in Book 6201, page 391 and Book 6297, page 207, said Register's Office. Phillips Builders, Inc. is successor and interst to Randall Phillips Builders, Inc. by virtue of Articles of Merger in Book 7298, page 203, said Register's Office.

45361

IDENTIFICATION REFERENCE

JUN 30 1 55 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1682 06/30 0101 03CHECK 249.82

This is {unimproved / improved (X)} property, known as 132 Buckingham Court, Goodlettsville, Tennessee 37072
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness his hand this 24th day of June, 19 88

Phillips Builders, Inc.
By: Jackie Roark, V.P.
Jackie Roark, Vice-President

STATE OF TENNESSEE
Davidson County

BOOK 7588 PAGE 75

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared ~~Jackie Roark~~

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~him~~her self to be the ~~Vice-President~~ _____ of the Phillips Builders, Inc. a corporation, and that he as such Vice-President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~him~~her self as Vice-President.

Witness my hand and official seal at Nashville, Tenn. this 24th day of June, 19 88.

Dian Calvert Notary Public

Commission Expires 7/12/88

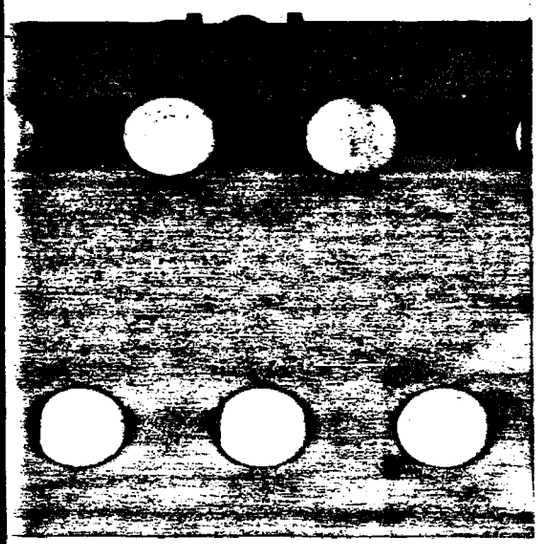
NOTARY PUBLIC ARK

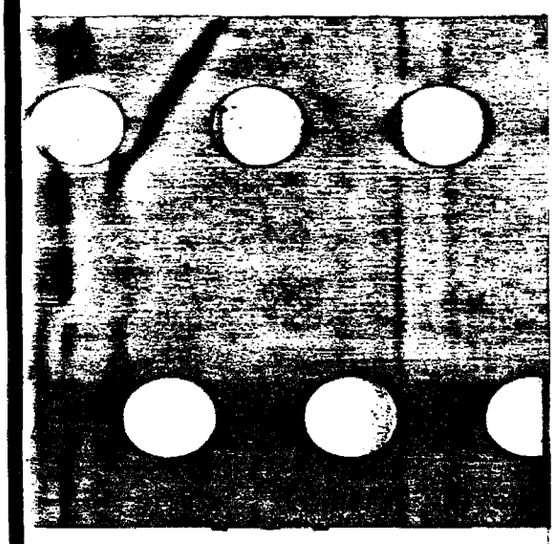
WARRANTY DEED

FROM
Phillips Builders, Inc.

TO
Thomas C. Yunker and wife,
Kimberly L. Yunker

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7588 PAGE 76

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 86900.00
				CON TX 243.32
				PRFEE 0.50
				WDEED 6.00
				TOTAL 249.82
				CHECK 249.82
06/30/88	01			13:56 0001 1682

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45361

IDENTIFICATION REFERENCE

JUN 30 1 55 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108434